



Case Number **ZC-17-210**

**ZONING MAP CHANGE  
STAFF REPORT**

**City Council Meeting Date:**  
January 9, 2018

**Council District** 9

**Zoning Commission Recommendation:**

Approval by a vote of 7-0

**Opposition:** None submitted

**Support:** None Submitted

Continued	Yes ___	No <u>X</u>
Case Manager	<u>Lynn Jordan</u>	
Surplus	Yes ___	No <u>X</u>
Council Initiated	Yes ___	No ___

**Owner / Applicant:** **PMBSW Land, LLC**

**Site Location:** 2201 Bird Street, 2328 Dalford Street Mapsco: 63PQ

**Proposed Use:** **Single-Family**

**Request:** From: PD 1041 Planned Development for all uses in "UR" Urban Residential with development standards; site plan waived

To: PD 1041A Planned Development for all uses in "UR" Urban Residential with development standards including no rear setback requirement; site plan waiver recommended

**Land Use Compatibility:** Requested change **is compatible**

**Comprehensive Plan Consistency:** Requested change **is consistent.**

**Background:**

The applicant is proposing to create PD 1041A Planned Development for Urban Residential to provide a waiver to the rear yard setback. PD 1041 was created to the south with a list of development standards that applied to the multifamily construction. PD 1041A will be a different zoning district; the applicable items from PD1041 will be brought over to create a separate set of standards.

The surrounding area is bounded by single-family to the north, east and west, apartments under construction to the south and is in close proximity to Six Points Urban Village.

The following development standards created in PD1041 and applicable to this area will be included in PD1041A:

- Limit building size in 2 story zone on Dalford to no more than 8 units per building
- Design so that the primary entrance for the development will be on Embrey Place with a monument sign
- Provide a minimum of two housing styles within the development
- Provide a public connection in some form (public or private street or public access easement) between Bird St. and Embrey St. in the south tract. No through connectivity is planned for the north tract. The form of the connection and applicable right-of-way will be determined at platting.
- Apply landscaping and façade requirements to buildings facing public and private streets and the public connection.

The applicant provided a north/south publically accessible connection through the recently development multifamily to the south. This subject tract, the north tract, was until recently used as duplexes and did not have north/south access. However, as it is being developed into an urban form, then public access through this tract would also be desirable. This access could be in the form of a public access easement (sidewalk) not necessarily a street. This public connectivity could be provided and the security desired through fencing for buildings and parking areas can still be accomplished.

The proposed site is located west of the Six Points Urban Village, which contains a Master Plan document that sets out short and long-term visions for the area. The document also mentions the surrounding area within the document. The Master Plan calls for Urban Residential along Oakhurst Scenic Drive to act as a buffer to more intense commercial and mix of uses.

Urban Residential is designed to:

- Promote a pedestrian-oriented urban form. Mixed-use development standards and guidelines focus on promoting a walkable, urban form of development, consistent with the surrounding areas historic urban character. The focus on form promotes buildings that conform to tested urban design principles.
- Require excellence in the design of the public realm and of buildings that front public spaces. Encourage creativity, architectural diversity, and exceptional design. Mixed-use is intended to promote high quality design, and the development review process for mixed-use projects is intended to promote flexibility.
- Promote sustainable development that minimizes negative impacts on natural resources. Creating a walkable, higher density residential district surrounding mixed-use districts supports sustainable development by providing an alternative to low density development in peripheral areas.

**Site Information:**

Owner: PMBSW Land, LLC  
4145 Travis Street, Su 202  
Dallas, TX 75204  
Acreage: 7.80 acres  
Agent: Matt Mildren  
Comprehensive Plan Sector: Northeast

Surrounding Zoning and Land Uses:

North "A-5" One-Family / single-family  
East "A-5" One-Family / single-family  
South PD 1041 planned Development for "UR" Urban Residential / under construction multifamily  
West "R1" Zero Lot Line/Cluster / single-family

**Recent Relevant Zoning and Platting History:**

Zoning History: ZC-16-169 PD 1041 "PD/UR" Planned Development for all uses in "UR" Urban Residential with development standards for setbacks, height, parking, landscaping, fencing, signage and architecture; site plan waived Eff. 12/1/2016

Platting History: None

**Transportation/Access**

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Oakhurst Scenic Dr.	Collector	Collector	No
Bird St	Residential	Residential	No
Dalford St	Residential	Residential	No

**Public Notification:**

The following Organizations were notified:  
300 foot Legal Notifications were mailed on November 21, 2017.

The following organizations were notified: (emailed November 20, 2017)

Organizations Notified	
Riverside Alliance	Eastside Sector Alliance
Fort Worth Downtown Neighborhood Alliance	Oakhurst Scenic Drive Inc.
Oakhurst NA	Trinity Habitat for Humanity
Scenic Bluff NA*	Streams And Valleys Inc
Charleston Homeowners Association	Riverside Business Alliance
Oakhurst Alliance of Neighbors	<b>Vintage Riverside NA*</b>
Greenway NA	Sylvan Heights NA
	Fort Worth ISD

\*Located within this registered neighborhood organization

***Development Impact Analysis:***

**1. Land Use Compatibility**

The applicant is proposing to rezone approximately 8 acres north of Bird St. to PD/UR Urban Residential with development standards. The surrounding land uses vary with single-family and duplex to the north, south, and east with the Trinity River and park to the west. The higher density development takes advantage of the proximity to the river.

Several properties on the eastern boundary of the proposed site abut single-family residential zoning, with single family directly to the north. A companion multifamily development was recently constructed directly to the south.

The proposed higher density single family development can serve as a buffer between the multifamily and single family uses. As a result, the proposed zoning **is compatible** with surrounding land uses.

**2. Comprehensive Plan Consistency**

The 2017 Comprehensive Plan designates the subject property as Low Density Residential. While UR zoning allows multifamily uses, the proposed zoning to build the proposed higher density single family product is consistent with the future land use designation.

The proposed site is also located in close proximity to the Six Points Urban Village and could provide related continuous development all the way to the Riverside Park, the Trinity River, and the Urban Village. While a site plan is not included with this proposal, mid block public access is preferable in order to create/retain the circulation in the area.

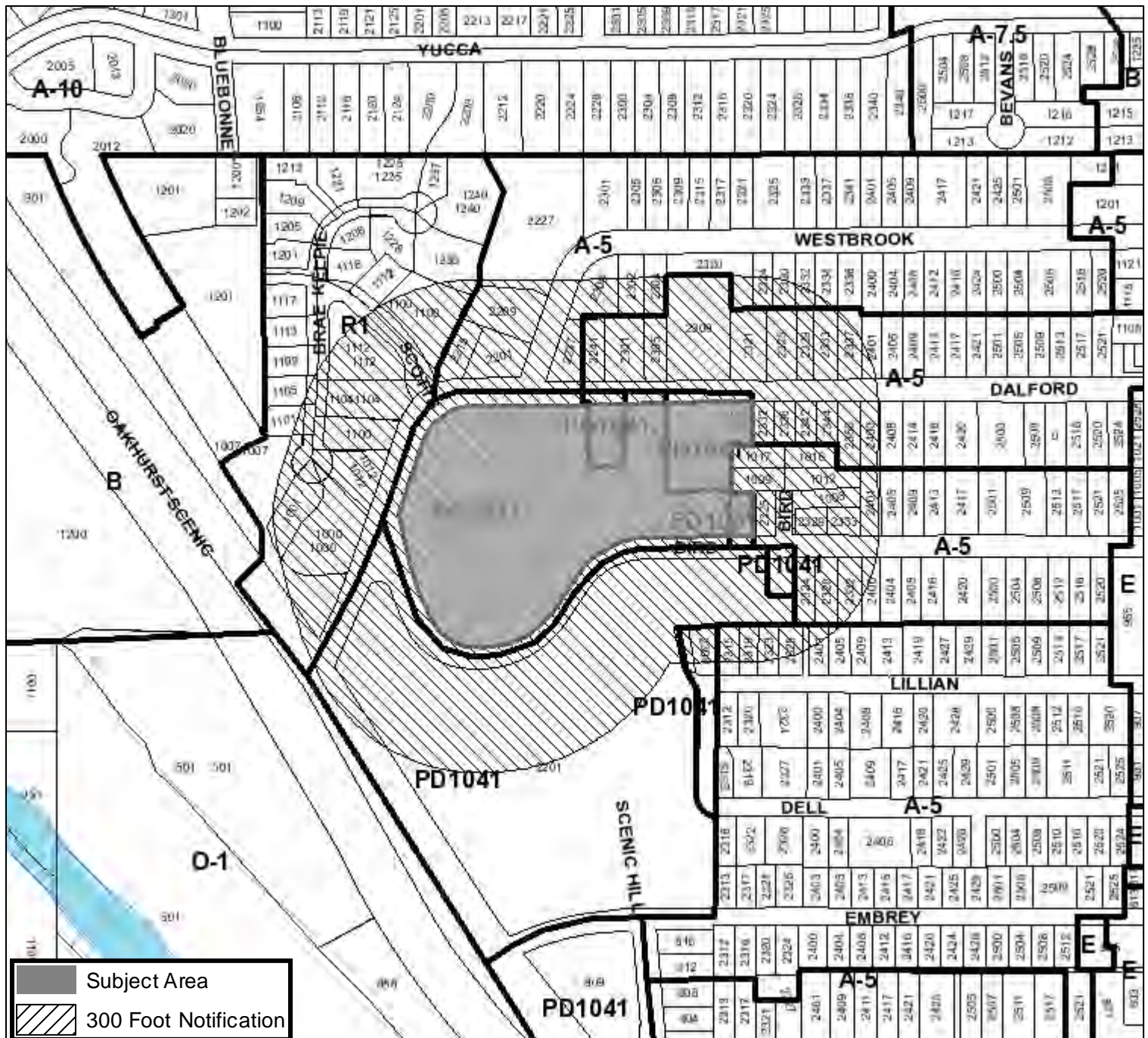
The proposed zoning **is consistent** with the following Comprehensive Plan policies:

- Identify and designate on future land use maps mixed-use neighborhood centers and/or new mixed-use growth centers in rapidly developing areas, based on proximity to future rail transit and key transportation intersections. (pg. 39)
- Promote appropriate infill development of vacant lots, old commercial centers (greyfields), and contaminated sites (brownfields) within developed areas, particularly in the central city. (pg. 39)

***Attachments:***

- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph
- Minutes from the Zoning Commission meeting

Applicant: PMBSW Land, LLC  
Address: 2201 Bird Street, 2328 Dalford Street  
Zoning From: PD 1041 for UR uses  
Zoning To: PD 1041A PD/UR with no rear setback  
Acres: 7.8048394  
MapSCO: 63PQ  
Sector/District: Northeast  
Commission Date: 12/13/2017  
Contact: 817-392-8043



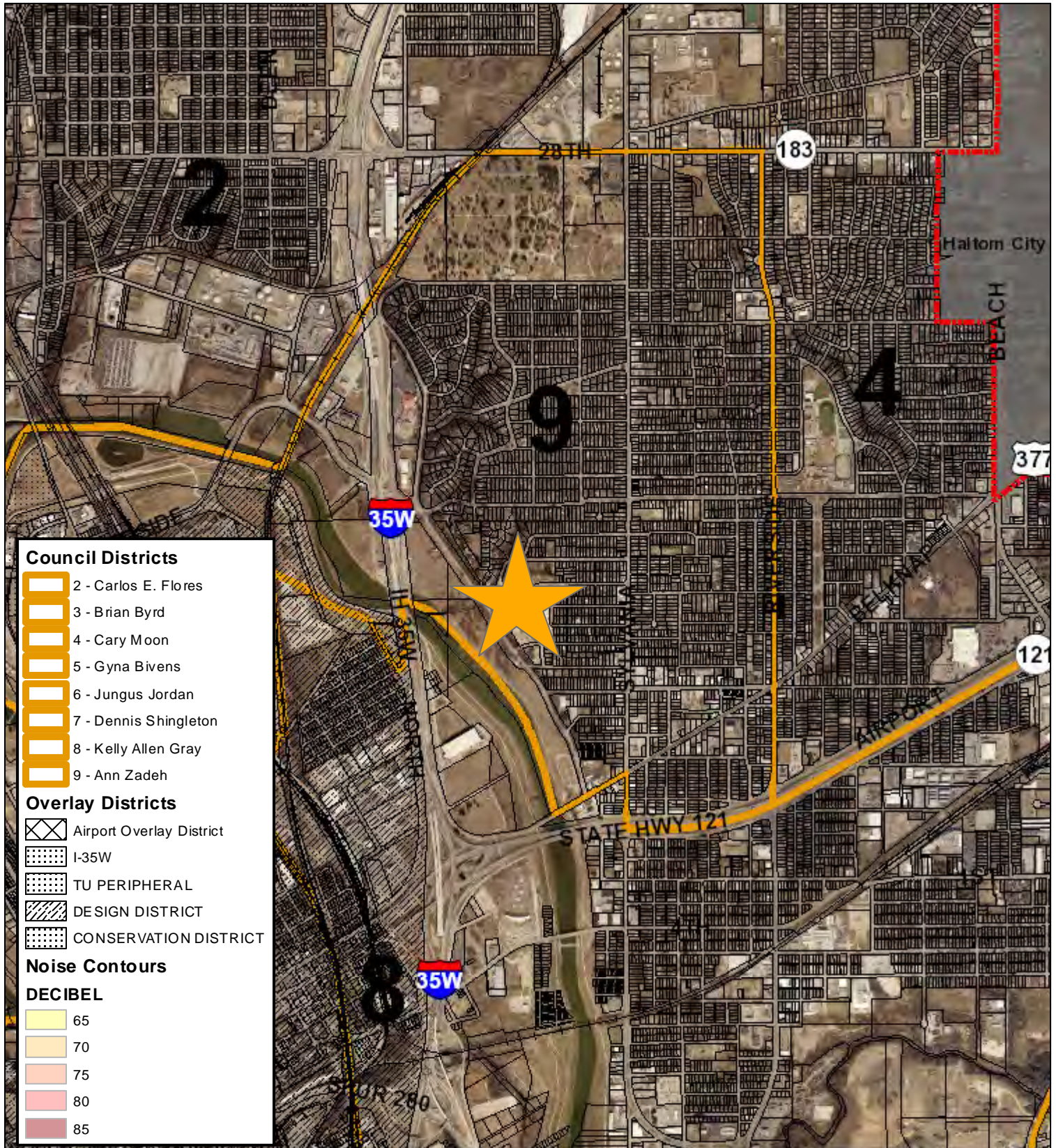
0      170      340      680 Feet





ZC-17-210

## Area Map



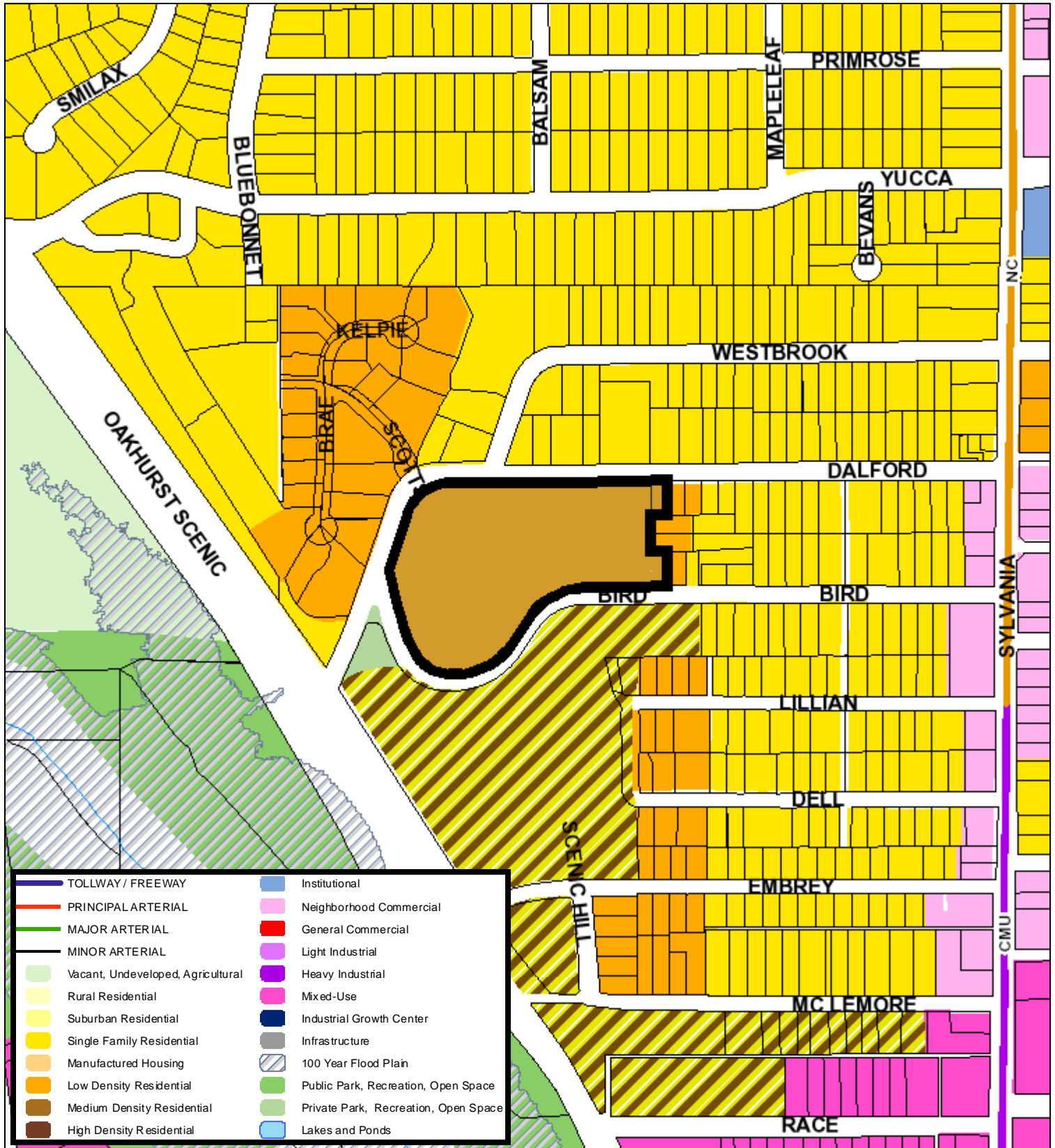
0 1,000 2,000 4,000 Feet





ZC-17-210

## Future Land Use



400 200 0 400 Feet

A Comprehensive Plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government Code, Section 213.005.) Land use designations were approved by City Council on March 7, 2017.



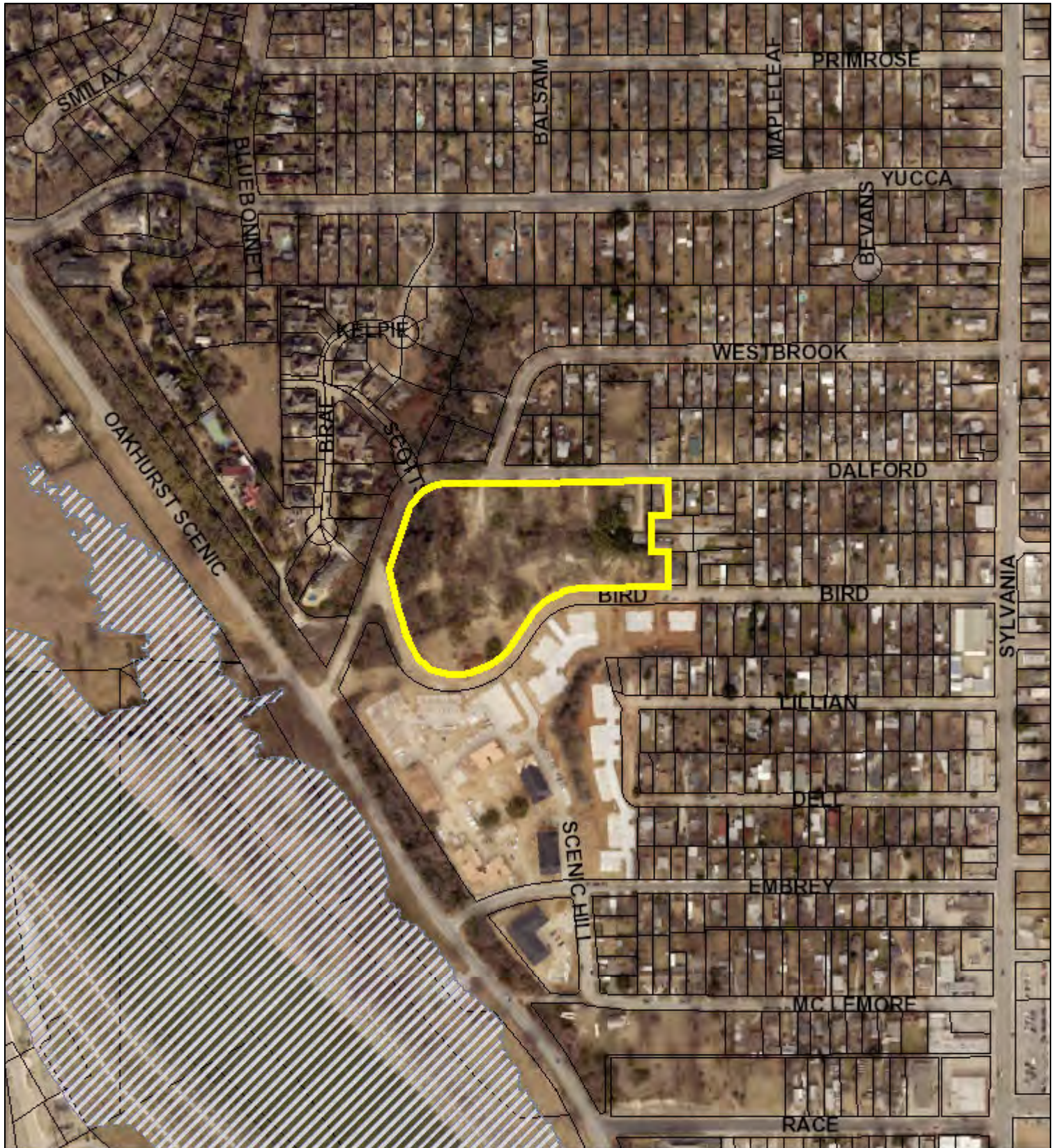
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ZC-17-210

## Aerial Photo Map



0 250 500 1,000 Feet





Motion: Following brief discussion, Mr. Aughinbaugh recommended Approval of the request as amended to PD/ER for office use only, site plan and front yard parking requirement waived, seconded by Mr. Gober. The motion passed unanimously 7-0.

<i>Document received for written correspondence</i>					<b>ZC-17-209</b>
<b>Name</b>	<b>Address</b>	<b>In/Out 300 ft. notification area</b>	<b>Position on case</b>		<b>Summary</b>
Mark Allsup	4325 Hyatt Ct		Support		Representing applicant
Peter Arendt	6012 El Campo	Out		Opposition	Spoke at hearing
Ridglea Area NA			Support		Sent notice
Theresa Disharoon	5724 Pershing	In		Opposition	Sent notice

**14. ZC-17-210 PMBSW Land, LLC (CD 9) – 2201 Bird St & 2328 Dalford St (Scenic Village Addition Lot 1, Block 3R, 7.80 ac.) From: PD 1041 Planned Development for all uses in “UR” Urban Residential To: PD 1041A Planned Development for all uses in “UR” Urban Residential with development standards including no rear setback requirement; site plan waiver requested**

Matt Mildren, 4145 Travis St, Ste 202, Dallas, TX, representing the applicant stated they are asking for a waiver to the rear setback as the project was designed.

Motion: Following brief discussion, Mr. Buchanan recommended Approval of the request, seconded by Mr. Aughinbaugh. The motion passed unanimously 7-0.

<i>Document received for written correspondence</i>					<b>ZC-17-210</b>
<b>Name</b>	<b>Address</b>	<b>In/Out 300 ft. notification area</b>	<b>Position on case</b>		<b>Summary</b>
Matt Mildren	4145 Travis St, Ste 202 Dallas, TX		Support		Representing applicant
FW Scenic Bluff Apartments			Support		Sent letter

**15. ZC-17-211 TCRG Opportunity XIV, LLC (CD 3) – 6000-6100 West Freeway (Westover Ridge Addition Lots 1-R1-1 and 1-R1-2, Block B, 4.45 ac.) From: “E” Neighborhood Commercial and “G” Intensive Commercial To: PD/G Planned Development for all uses in “G” Intensive Commercial uses with max. height 166 ft. for office tower with one residential unit, excluding hotel, gasoline sales, night club, large retail stores, home improvement centers, movie theaters, car wash, car sales and pool halls; site plan included**